

## Treasurer's report – For May 2021

### **Bank Reconciliation**

- Unpaid Items – May Water, January to May Landscaping, and all months Phone/Gate

### **Reserves Account**

- Cash Balance \$204,429.81
- Transfers to reserves:
  - \$500 monthly payback of Solar Panel Loan
  - \$1,667 monthly to reserves
  - \$1,500 ARC fine
- 180,000 invested in CD's with various maturities through December 2021

### **Balance Sheet:**

- Vendor payables \$21,020.44
  - November 2019 – May 2021 telephone (gate) accrued per budget 1,589
  - January to May Landscaping \$12,100 accrued per budget
  - May Water \$7,331.44

### **P&L:**

- May HOA payments are current
- YTD Total Expense through May is 112.5% of budget
- Net Operating Income YTD thru May \$37,271.02
- Net Other Income YTD thru May (Reserves) \$10,641.20

### **PGE Account Recap:**

- May Excess generation 5,593kWh less usage 2,467 = net excess generation 3,126 kWh.
- Total carryover for this year's annual billing cycle is 5,516 kWh.

## West Hayden Island Moorage Owners Association

## Reconciliation Detail

1145 · US Bank, Period Ending 05/31/2021

| Type                                  | Date       | Num   | Name                      | Clr | Amount           | Balance          |
|---------------------------------------|------------|-------|---------------------------|-----|------------------|------------------|
| <b>Beginning Balance</b>              |            |       |                           |     |                  | 49,379.81        |
| <b>Cleared Transactions</b>           |            |       |                           |     |                  |                  |
| <b>Checks and Payments - 18 items</b> |            |       |                           |     |                  |                  |
| Check                                 | 04/13/2021 |       | Waterfront Organiza...    | X   | -125.00          | -125.00          |
| Check                                 | 05/11/2021 |       | Portland Water Bure...    | X   | -5,428.29        | -5,553.29        |
| Check                                 | 05/11/2021 |       | CW Taylor                 | X   | -50.00           | -5,603.29        |
| Check                                 | 05/11/2021 |       | CW Taylor2                | X   | -37.96           | -5,641.25        |
| Check                                 | 05/12/2021 | 1493  | Oregon Department ...     | X   | -409.00          | -6,050.25        |
| Check                                 | 05/14/2021 |       | Carl Coffman              | X   | -191.88          | -6,242.13        |
| Check                                 | 05/14/2021 |       | US Bank                   | X   | -111.75          | -6,353.88        |
| Check                                 | 05/17/2021 |       | Portland Disposal & ...   | X   | -418.00          | -6,771.88        |
| General Journal                       | 05/18/2021 | 1-179 | Slip #12 - Stevens, J...  | X   | -400.00          | -7,171.88        |
| General Journal                       | 05/18/2021 | 1-180 | Slip #44 - Stevens, J...  | X   | -396.00          | -7,567.88        |
| Check                                 | 05/18/2021 |       | National Tenant           | X   | -44.00           | -7,611.88        |
| General Journal                       | 05/18/2021 | 1-181 | Slip #44 - Stevens, J...  | X   | -4.00            | -7,615.88        |
| Check                                 | 05/20/2021 |       | City of Portland Fire ... | X   | -466.80          | -8,082.68        |
| Check                                 | 05/20/2021 |       | Mary Martin               | X   | -265.93          | -8,348.61        |
| Deposit                               | 05/25/2021 |       | Charles Schwab            | X   | -1,667.00        | -10,015.61       |
| Deposit                               | 05/25/2021 |       | Charles Schwab            | X   | -1,500.00        | -11,515.61       |
| Check                                 | 05/25/2021 |       | US Bank                   | X   | -500.00          | -12,015.61       |
| Check                                 | 05/25/2021 |       | PGE                       | X   | -63.15           | -12,078.76       |
| Total Checks and Payments             |            |       |                           |     | -12,078.76       | -12,078.76       |
| <b>Deposits and Credits - 5 items</b> |            |       |                           |     |                  |                  |
| Deposit                               | 05/13/2021 |       |                           | X   | 2,800.00         | 2,800.00         |
| Deposit                               | 05/13/2021 |       |                           | X   | 19,600.00        | 22,400.00        |
| Deposit                               | 05/19/2021 |       | US Bank                   | X   | 44.00            | 22,444.00        |
| Deposit                               | 05/19/2021 |       |                           | X   | 800.00           | 23,244.00        |
| Deposit                               | 05/19/2021 |       | US Bank                   | X   | 1,500.00         | 24,744.00        |
| Total Deposits and Credits            |            |       |                           |     | 24,744.00        | 24,744.00        |
| Total Cleared Transactions            |            |       |                           |     | 12,665.24        | 12,665.24        |
| Cleared Balance                       |            |       |                           |     | 12,665.24        | 62,045.05        |
| Register Balance as of 05/31/2021     |            |       |                           |     | 12,665.24        | 62,045.05        |
| <b>Ending Balance</b>                 |            |       |                           |     | <b>12,665.24</b> | <b>62,045.05</b> |

West Hayden Island Moorage Assn.  
Charles Schwab  
Reserve Account/Savings

**2021**

Return Bottle Drop Revenue to Operating to cover 2020 loss

Return Owner Fines to Operating to cover 2020 loss

Transfer to operating to cover most of 2020 loss

January Earnings / Income

January Reserves

January 2021 Transfer for Solar Panel - year 3 repayment

ERROR Transfer from Reserves - LED light repairs - transfer back in FEB

February Earnings / Income

February Reserves

February 2021 Transfer for Solar Panel - year 3 repayment

CORRECT JAN ERROR Transfer back to Reserves - LED light repairs

March Earnings / Income

Repair to Main Pipe along walkway - paid from Reserves

March Reserves

March 2021 Transfer for Solar Panel - year 3 repayment

April Earnings / Income

April Reserves

April 2021 Transfer for Solar Panel - year 3 repayment

May Earnings / Income

May Reserves

May 2021 Transfer for Solar Panel - year 3 repayment

May ARC Fine - Slip 16

| Reserves          | Total             |
|-------------------|-------------------|
| <b>383,788.61</b> | <b>383,788.61</b> |
| (1,946.00)        | (1,946.00)        |
| (670.00)          | (670.00)          |
| (7,384.00)        | (7,384.00)        |
| 194.65            | 194.65            |
| 1,665.00          | 1,665.00          |
| 544.00            | 544.00            |
| (1,163.88)        | (1,163.88)        |
| <b>375,028.38</b> | <b>375,028.38</b> |
| 194.63            | 194.63            |
| 1,665.00          | 1,665.00          |
| 500.00            | 500.00            |
| 1,163.88          | 1,163.88          |
| <b>378,551.89</b> | <b>378,551.89</b> |
| 175.17            | 175.17            |
| (2,467.74)        | (2,467.74)        |
| 1,667.00          | 1,667.00          |
| 500.00            | 500.00            |
| <b>378,426.32</b> | <b>378,426.32</b> |
| 167.81            | 167.81            |
| 1,667.00          | 1,667.00          |
| 500.00            | 500.00            |
| <b>380,761.13</b> | <b>380,761.13</b> |
| 1.68              | 1.68              |
| 1,667.00          | 1,667.00          |
| 500.00            | 500.00            |
| 1,500.00          | 1,500.00          |
| <b>384,429.81</b> | <b>384,429.81</b> |

**CD positions \$180,000.00:**

Morgan Stanley 2.2% 06/28/21 (semi-annual) \$50,000

New York Community B 0.2% 07/01/2021 (at maturity) \$80,000

Bank Hapoalim BM, Ne 0.1% 12/14/2021 (at maturity) \$50,000

**Cash: \$204,429.81**

## West Hayden Island Moorage Owners Association

## Balance Sheet

As of May 31, 2021

|                                       | May 31, 21          |
|---------------------------------------|---------------------|
| <b>ASSETS</b>                         |                     |
| Current Assets                        |                     |
| Checking/Savings                      |                     |
| 1145 · US Bank                        | 62,045.05           |
| 1150 · Schwab                         | 384,429.81          |
| Total Checking/Savings                | 446,474.86          |
| Total Current Assets                  | 446,474.86          |
| Fixed Assets                          |                     |
| 2000 · Land and Bldgs                 | 3,417,850.00        |
| Total Fixed Assets                    | 3,417,850.00        |
| <b>TOTAL ASSETS</b>                   | <b>3,864,324.86</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                     |
| Liabilities                           |                     |
| Current Liabilities                   |                     |
| Accounts Payable                      |                     |
| 2300 · Vendor payables                | 21,020.44           |
| Total Accounts Payable                | 21,020.44           |
| Total Current Liabilities             | 21,020.44           |
| Total Liabilities                     | 21,020.44           |
| Equity                                |                     |
| 3200 · Reserves fund balance          | 299,739.58          |
| 3400 · Contribution to capital        | 3,447,622.21        |
| 3500 · Retained Earnings              | 48,030.41           |
| Net Income                            | 47,912.22           |
| Total Equity                          | 3,843,304.42        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>3,864,324.86</b> |

## West Hayden Island Moorage Owners Association

05/31/21

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

May 2021

|   | May 21    | Budget    | \$ Over Budget | % of Budget |
|---|-----------|-----------|----------------|-------------|
| <b>Ordinary Income/Expense</b>          |           |           |                |             |
| <b>Income</b>                           |           |           |                |             |
| <b>4100 · Operating assessments</b>     | 20,733.00 | 20,733.00 | 0.00           | 100.0%      |
| <b>Total Income</b>                     | 20,733.00 | 20,733.00 | 0.00           | 100.0%      |
| <b>Gross Profit</b>                     | 20,733.00 | 20,733.00 | 0.00           | 100.0%      |
| <b>Expense</b>                          |           |           |                |             |
| <b>6100 · Operating</b>                 |           |           |                |             |
| 6110 · Electricity                      | 63.15     | 63.06     | 0.09           | 100.1%      |
| 6115 · Electricity - Solar Loan         | 500.00    | 500.00    | 0.00           | 100.0%      |
| 6120 · Garbage                          | 418.00    | 450.00    | -32.00         | 92.9%       |
| 6130 · Telephone                        | 83.00     | 83.00     | 0.00           | 100.0%      |
| 6140 · Water                            | 7,331.44  | 6,000.00  | 1,331.44       | 122.2%      |
| <b>Total 6100 · Operating</b>           | 8,395.59  | 7,096.06  | 1,299.53       | 118.3%      |
| <b>6200 · Repairs &amp; Maint</b>       |           |           |                |             |
| 6210 · Landscaping                      |           |           |                |             |
| 6211 · Landscape extras                 | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6210 · Landscaping - Other              | 2,800.00  | 2,800.00  | 0.00           | 100.0%      |
| <b>Total 6210 · Landscaping</b>         | 2,800.00  | 2,800.00  | 0.00           | 100.0%      |
| 6215 · Beautification Committee         | 265.93    | 500.00    | -234.07        | 53.2%       |
| 6220 · Gate Maintenance                 | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6230 · Pipes Maintenance                | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6235 · Pump Repair                      | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6240 · General maintenance              | 87.96     | 100.00    | -12.04         | 88.0%       |
| 6242 · Work party                       | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6245 · Security                         |           |           |                |             |
| 6247 · Fire prevention maintenance      | 466.80    | 480.00    | -13.20         | 97.3%       |
| 6248 · Fence repair                     | 191.88    |           |                |             |
| 6249 · Security - Other                 | 0.00      | 0.00      | 0.00           | 0.0%        |
| <b>Total 6245 · Security</b>            | 658.68    | 480.00    | 178.68         | 137.2%      |
| <b>Total 6200 · Repairs &amp; Maint</b> | 3,812.57  | 3,880.00  | -67.43         | 98.3%       |
| <b>6300 · Administrative</b>            |           |           |                |             |
| 6310 · Fees and Licenses                | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6315 · Income Taxes                     | 409.00    | 0.00      | 409.00         | 100.0%      |
| 6320 · Submerged Land Lease             | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6325 · Bank fees                        | 111.75    | 125.00    | -13.25         | 89.4%       |
| 6330 · Real Property Taxes              | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6340 · Hayden Island Business Park      | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6350 · Insurance                        | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6360 · Supplies & Postage               | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6380 · Accounting Services              | 0.00      | 0.00      | 0.00           | 0.0%        |
| 6300 · Administrative - Other           | 0.00      |           |                |             |
| <b>Total 6300 · Administrative</b>      | 520.75    | 125.00    | 395.75         | 416.6%      |
| <b>Total Expense</b>                    | 12,728.91 | 11,101.06 | 1,627.85       | 114.7%      |
| <b>Net Ordinary Income</b>              | 8,004.09  | 9,631.94  | -1,627.85      | 83.1%       |

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## West Hayden Island Moorage Owners Association

05/31/21

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

May 2021

|                                     | May 21    | Budget    | \$ Over Budget | % of Budget |
|-------------------------------------|-----------|-----------|----------------|-------------|
| Other Income/Expense                |           |           |                |             |
| Other Income                        |           |           |                |             |
| 5000 · Reserves Income              |           |           |                |             |
| 5100 · Reserves assessments         | 1,667.00  | 1,667.00  | 0.00           | 100.0%      |
| 5200 · Reserves - Reimb Solar Panel | 500.00    | 500.00    | 0.00           | 100.0%      |
| 5300 · Reserves bank interest       | 1.68      | 0.00      | 1.68           | 100.0%      |
| 5500 · Reserves - Owner Fines       | 1,500.00  |           |                |             |
| Total 5000 · Reserves Income        | 3,668.68  | 2,167.00  | 1,501.68       | 169.3%      |
| Total Other Income                  | 3,668.68  | 2,167.00  | 1,501.68       | 169.3%      |
| Net Other Income                    | 3,668.68  | 2,167.00  | 1,501.68       | 169.3%      |
| Net Income                          | 11,672.77 | 11,798.94 | -126.17        | 98.9%       |

## West Hayden Island Moorage Owners Association

05/31/21

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

January through May 2021

|   | Jan - May 21 | Budget    | \$ Over Budget | % of Budget |
|---|--------------|-----------|----------------|-------------|
| <b>Ordinary Income/Expense</b>          |              |           |                |             |
| <b>Income</b>                           |              |           |                |             |
| 4100 · Operating assessments            | 98,069.00    | 98,069.00 | 0.00           | 100.0%      |
| <b>Total Income</b>                     | 98,069.00    | 98,069.00 | 0.00           | 100.0%      |
| <b>Gross Profit</b>                     | 98,069.00    | 98,069.00 | 0.00           | 100.0%      |
| <b>Expense</b>                          |              |           |                |             |
| 6100 · Operating                        |              |           |                |             |
| 6110 · Electricity                      | 315.42       | 315.30    | 0.12           | 100.0%      |
| 6115 · Electricity - Solar Loan         | 2,544.00     | 2,544.00  | 0.00           | 100.0%      |
| 6120 · Garbage                          | 2,090.00     | 2,154.00  | -64.00         | 97.0%       |
| 6130 · Telephone                        | 419.00       | 419.00    | 0.00           | 100.0%      |
| 6140 · Water                            | 36,564.20    | 30,000.00 | 6,564.20       | 121.9%      |
| <b>Total 6100 · Operating</b>           | 41,932.62    | 35,432.30 | 6,500.32       | 118.3%      |
| 6200 · Repairs & Maint                  |              |           |                |             |
| 6210 · Landscaping                      |              |           |                |             |
| 6211 · Landscape extras                 | 800.00       | 800.00    | 0.00           | 100.0%      |
| 6210 · Landscaping - Other              | 11,300.00    | 11,300.00 | 0.00           | 100.0%      |
| <b>Total 6210 · Landscaping</b>         | 12,100.00    | 12,100.00 | 0.00           | 100.0%      |
| 6215 · Beautification Committee         | 265.93       | 500.00    | -234.07        | 53.2%       |
| 6220 · Gate Maintenance                 | 740.00       | 790.00    | -50.00         | 93.7%       |
| 6230 · Pipes Maintenance                | 0.00         | 0.00      | 0.00           | 0.0%        |
| 6235 · Pump Repair                      | 0.00         | 0.00      | 0.00           | 0.0%        |
| 6240 · General maintenance              | 766.33       | 820.00    | -53.67         | 93.5%       |
| 6242 · Work party                       | 0.00         | 0.00      | 0.00           | 0.0%        |
| 6245 · Security                         |              |           |                |             |
| 6247 · Fire prevention maintenance      | 466.80       | 480.00    | -13.20         | 97.3%       |
| 6248 · Fence repair                     | 191.88       |           |                |             |
| 6249 · Security - Other                 | 155.88       | 200.00    | -44.12         | 77.9%       |
| <b>Total 6245 · Security</b>            | 814.56       | 680.00    | 134.56         | 119.8%      |
| <b>Total 6200 · Repairs &amp; Maint</b> | 14,686.82    | 14,890.00 | -203.18        | 98.6%       |
| 6300 · Administrative                   |              |           |                |             |
| 6310 · Fees and Licenses                | 125.00       | 0.00      | 125.00         | 100.0%      |
| 6315 · Income Taxes                     | 2,145.00     | 1,800.00  | 345.00         | 119.2%      |
| 6320 · Submerged Land Lease             | 0.00         | 0.00      | 0.00           | 0.0%        |
| 6325 · Bank fees                        | 607.55       | 625.00    | -17.45         | 97.2%       |
| 6330 · Real Property Taxes              | 0.00         | 0.00      | 0.00           | 0.0%        |
| 6340 · Hayden Island Business Park      | 724.00       | 724.00    | 0.00           | 100.0%      |
| 6350 · Insurance                        | 257.00       | 257.00    | 0.00           | 100.0%      |
| 6360 · Supplies & Postage               | 19.99        | 20.00     | -0.01          | 100.0%      |
| 6380 · Accounting Services              | 300.00       | 300.00    | 0.00           | 100.0%      |
| 6300 · Administrative - Other           | 0.00         |           |                |             |
| <b>Total 6300 · Administrative</b>      | 4,178.54     | 3,726.00  | 452.54         | 112.1%      |
| <b>Total Expense</b>                    | 60,797.98    | 54,048.30 | 6,749.68       | 112.5%      |
| <b>Net Ordinary Income</b>              | 37,271.02    | 44,020.70 | -6,749.68      | 84.7%       |
| <b>Other Income/Expense</b>             |              |           |                |             |
| <b>Other Income</b>                     |              |           |                |             |
| 5000 · Reserves Income                  |              |           |                |             |
| 5100 · Reserves assessments             | 8,331.00     | 8,331.00  | 0.00           | 100.0%      |
| 5200 · Reserves - Reimb Solar Panel     | 2,544.00     | 2,544.00  | 0.00           | 100.0%      |
| 5300 · Reserves bank interest           | 733.94       | 740.00    | -6.06          | 99.2%       |
| 5500 · Reserves - Owner Fines           | 1,500.00     |           |                |             |
| <b>Total 5000 · Reserves Income</b>     | 13,108.94    | 11,615.00 | 1,493.94       | 112.9%      |
| <b>Total Other Income</b>               | 13,108.94    | 11,615.00 | 1,493.94       | 112.9%      |

West Hayden Island Moorage Owners Association  
Profit & Loss Budget vs. Actual  
January through May 2021

|                                | Jan - May 21 | Budget    | \$ Over Budget | % of Budget |
|--------------------------------|--------------|-----------|----------------|-------------|
| Other Expense                  |              |           |                |             |
| 7000 · Reserve expenses        |              |           |                |             |
| 7550 · Piping Repair & Replace | 2,467.74     |           |                |             |
| Total 7000 · Reserve expenses  | 2,467.74     |           |                |             |
| Total Other Expense            | 2,467.74     |           |                |             |
| Net Other Income               | 10,641.20    | 11,615.00 | -973.80        | 91.6%       |
| Net Income                     | 47,912.22    | 55,635.70 | -7,723.48      | 86.1%       |





**Portland General Electric Company**  
121 SW Salmon Street • Portland, Oregon 97204  
portlandgeneral.com

May 17, 2021

West Hayden Isl Moorage  
2630 N Hayden Island Dr  
Portland, OR 97217

Account ID: 3928820000

Service Address: 2630 N Hayden Island Dr, Portland, OR 97217

Meter #: IN34021070

Here is a summary of your energy used and generated back to PGE.

Your Energy use      Meter Reading

**Excess Energy Generated Back to PGE**

| Service Period | Meter Readings |
|----------------|----------------|
| 5/14/2021      | 65229          |
| 4/14/2021      | 59636          |
|                | <hr/>          |
|                | 05593      kWh |

**Energy Consumed (Net Meter Service Account ID: 392882000)**

| Service Period | Meter Readings | Excess Generation |
|----------------|----------------|-------------------|
| 5/14/2021      | 99247          | Applied           |
| 4/14/2021      | 97479          |                   |
|                | <hr/>          |                   |
|                | 01768      kWh | 1768              |

**0 Net kWh Billed**

**Energy Consumed (1st Aggregated Service Account ID: 8551140000)**

| Service Period | Meter Readings | Excess Generation |
|----------------|----------------|-------------------|
| 5/14/2021      | 71795          | Applied           |
| 4/14/2021      | 71427          |                   |
|                | <hr/>          |                   |
|                | 00368      kWh | 368               |

**0 Net kWh Billed**

**Energy Consumed (2nd Aggregated Service Account ID: 2979700000)**

| Service Period | Meter Readings | Excess Generation |
|----------------|----------------|-------------------|
| 5/14/2021      | 65192          | Applied           |
| 4/14/2021      | 64861          |                   |
|                | <hr/>          |                   |
|                | 00331      kWh | 331               |

**0 Net kWh Billed**

Your excess generation for this bill period is 5,593 kWh. The excess generation was applied to offset your Net Meter Account first. Your net meter account has been billed for 0 kWh. The remaining excess generation kWh of 3,825 has been applied to offset one or more of the aggregated accounts listed above. Your total excess generation carryover for this year's annual billing cycle is 5,516 kWh.

This statement is not intended for use when remitting a payment, but is provided for your records, and is informational only.

Sincerely,

PGE Energy Experts  
1-800-722-9287